



THIS SPACE R

2009-006695
Klamath County, Oregon



00065957200900066950020025

05/12/2009 11:34:39 AM

Fee: \$26.00

After recording return to:

JOHN R. WARNER
4021 BEVERLY DRIVE
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

JOHN R. WARNER
4021 BEVERLY DRIVE
KLAMATH FALLS, OR 97603

Escrow No. MT85139-SH
Title No. 0085139
SWD

STATUTORY WARRANTY DEED

PAUL J. NEWMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to JOHN R. WARNER and ROCKEY W. WARNER not as tenants in common, but with right of survivorship, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$250,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 11 day of May, 2009

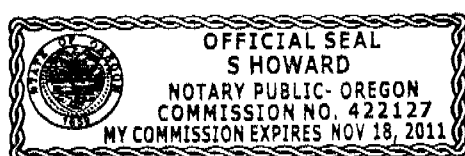
PAUL J. NEWMAN, LLC

BY: [Signature]
ROBIN FOULON, MEMBER

[Signature]
WILLIAM FOULON, MEMBER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 11, 2009 by ROBIN FOULON AND WILLIAM FOULON AS MEMBERS OF PAUL J. NEWMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY.



[Signature]
(Notary Public for Oregon)

My commission expires 11-18-11

26amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3 and 4, Block 65 BUENA VISTA ADDITION to The City of Klamath Falls,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County Oregon.

EXCEPT the Southerly 80 feet thereof, and ALSO EXCEPTING a strip one foot in width off the Easterly end or side
of said premises heretofore conveyed to the City of Klamath Falls, Oregon, by deed recorded in Book 46, page 155,
Deed Records of Klamath County, Oregon